

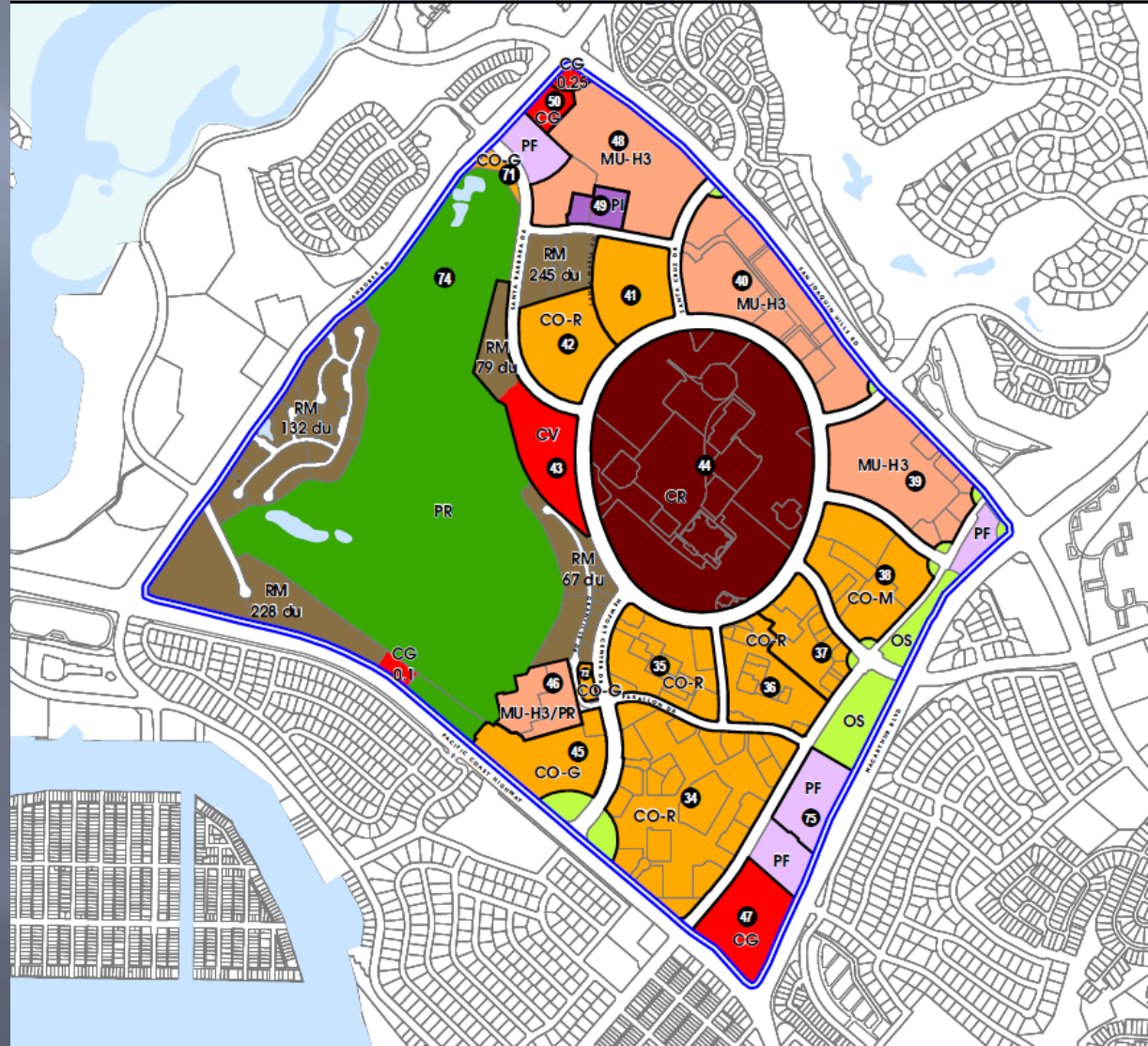
NORTH NEWPORT CENTER PLANNED COMMUNITY AMENDMENT



Planning Commission, July 5, 2012
(PA2012-020)

Newport Center Statistical Area L1

2006 General Plan
Update created
new development
opportunities in
Newport Center,
including 450
residential units



The map illustrates the North Newport Center Planned Community, which is highlighted in yellow. The community includes several blocks: San Joaquin Plaza, Block 800, Block 600, Block 500, Block 400, and Block 100. The central area is designated as the Fashion Island Regional Center. Surrounding roads include Jamboree Rd, Santa Cruz Dr, San Joaquin Hills Rd, Santa Rosa Dr, San Clemente Dr, Santa Barbara Dr, Grandville Dr, Newport Center Dr, San Joaquin Blvd, MacArthur Blvd, Avocado Ave, Pacific Coast Highway, and Newport Center Dr. A legend in the bottom left corner identifies the yellow area as the North Newport Center Planned Community. A north arrow is located in the bottom right corner.



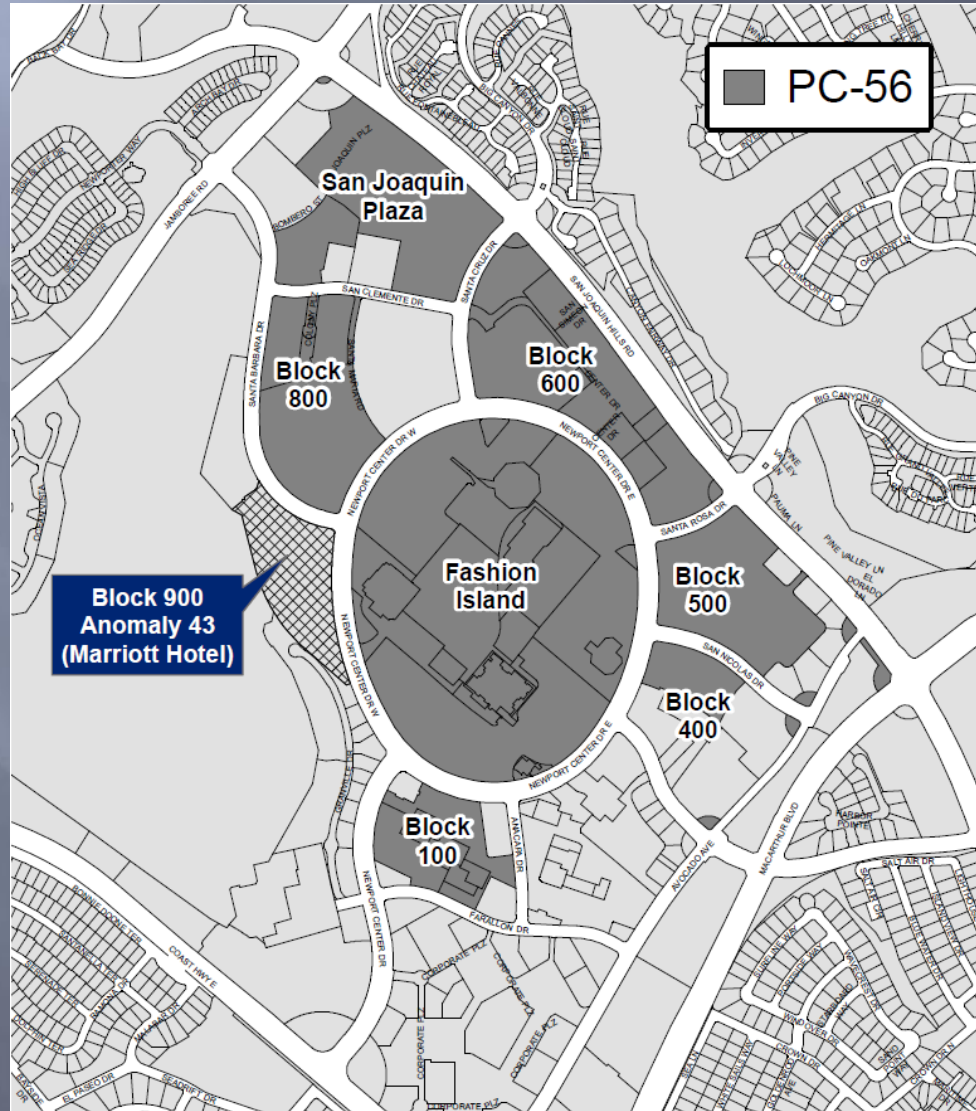
Background

- ▣ North Newport Center Planned Community (NNCPC) adopted in 2007
- ▣ Establishes development allocations and development standards for Irvine Company owned properties in Newport Center
- ▣ 430 residential units were assigned to NNCPC and allocated to either Block 500, 600, of San Joaquin Plaza
- ▣ Development agreement, traffic study, and AHIP also approved

NNCPC Amendment

- ▣ Increase allowable residential development intensity from 430 units to 524 units (94 unit increase)
- ▣ 15 units allowed but unassigned by General Plan
- ▣ 79 units result from conversion and transfer of un-built non-residential development intensity (79 hotel rooms)
- ▣ The 524 units will be allocated solely to San Joaquin Plaza
- ▣ Clean up revisions to NNCPC text
- ▣ Existing development standards remain unchanged

North Newport Center Planned Community (PC-56)



Transfer of Development Intensity

- ▣ Policy LU 6.14.3 - Development rights/intensity may be transferred within Newport Center subject to finding that:
 - Transfer is consistent with General Plan
 - Not result in adverse traffic impacts
- ▣ Relocated un-built development intensity, while maintaining balance of uses envisioned by GP
- ▣ Trip Generation Comparison- less trips
- ▣ Traffic Study- no impact

Traffic Phasing Ordinance

- ▣ Traffic Study prepared by Stantec Consulting pursuant to the TPO and its implementing guidelines
- ▣ 94 units forecasted to generate 393 trips/day
- ▣ 32 a.m. trips and 36 p.m. trips
- ▣ 430 previously approved units included in cumulative analysis
- ▣ Analyzed 20 intersections
- ▣ Concludes that all intersections would continue to operate at satisfactory levels of service and no improvements are necessary

Amendment to Development Agreement

- ▣ “Zoning Implementation and Public Benefit Agreement”
- ▣ Vests development rights for 94 units
- ▣ Extends term 20 years
- ▣ Provisions for affordable housing
- ▣ Public Benefit Fee for Parks (\$2,448,390)
- ▣ Public Benefit Fee (\$5,922,000)
- ▣ Reimbursement for Bayside Dr Walkway Connection (\$200,000)

Amendment to Affordable Housing Implementation Plan

- ▣ HP 2.2.10 – Goal of 15% of new units be affordable to lower- and moderate-income households
- ▣ Expands previously approved option of recording 30-year affordability covenants at The Bays Apartments

524 Units: Number of Affordable Units and Income Levels		
Income Category	Percentage Required	Total Amount
Very Low	10%	52 units
Low	15%	79 units
Moderate	20%	105 units

Water Supply Assessment

- ▣ California Senate Bill 610 (2001)
- ▣ 500+ unit projects to evaluate water supplies that will be available to the project over a 20 year period
- ▣ City is water provider and must approve the WSA and certify prepared in accordance with SB610
- ▣ Prepared by T&B Planning in conjunction with Municipal Operations Department
- ▣ Concludes sufficient water supply capacity to serve project and projected build out of General Plan through 2035

Environmental Review

- ▣ Addendum No. 2 to the General Plan Update 2006 Program EIR
- ▣ Purpose to analyze the potential differences between the impacts evaluated in the GP Program EIR and those that would be associated with project
- ▣ Concludes potential impacts would be the same or less than the anticipated levels described in GP Update Program EIR